

MINUTE ITEM

17. SALES OF VACANT STATE SCHOOL LANDS.

UPON MOTION DULY MADE AND CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
9	7565	John D. Layman
3	7331	Richard Mednick, Ben Mednick and Charles Goldstein
4	7603	Robert Wallace Smith
10	7771	William J. Swallow, Jr.
11	7670	Paul R. Woods

Attachments

Calendar Items 9, 3, 4,
10 and 11 (5 pages)

CALENDAR ITEM

9.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11589, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, JOHN D. LAYMAN - S.W.O. 7565.

An offer was received from John D. Layman of Pasadena, California on February 4, 1960, to purchase Section 16, T. 8 S., R. 5 E., S.B.M., as shown on official U.S. plat of survey approved July 26, 1911, containing 640 acres, more or less, in Riverside County, for \$4,480, or \$7 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$6,400. The applicant deposited the necessary amount to meet this value.

Borrego Springs lies approximately 16 airline miles south of the parcel. Access is provided by Borrego State Park over roads maintained by Division of Beaches and Parks, and by four miles of foot trail. However, since the roads are subject to flash flooding and are in poor repair, they can be traversed only by jeep. The land, lying at an elevation of between 3800 and 5200 feet, has sparse vegetative cover on the S $\frac{1}{2}$ and a fair cover of thornbush, manzanita and greasewood on the N $\frac{1}{2}$. The soil is decomposed granite. The highest and best use would be for recreation--deer hunting, hiking, and viewing the scenery.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,400. Pursuant to advertising, Marie A. Hansen of South Pasadena, California (Application No. 11674, Los Angeles Land District, S.W.O. 7866), submitted a bid of \$7,360, or \$11.50 per acre.

Under Section 2302(d) of Article 5 of the rules and regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (August 2, 1961) within which to submit the additional amount of \$960 to meet the highest bid. The first applicant, John D. Layman, met the highest qualified bid within the period specified.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 8 S., R. 5 E., S.B.M., AS SHOWN ON OFFICIAL U.S. PLAT OF SURVEY APPROVED JULY 26, 1911, CONTAINING 640 ACRES, MORE OR LESS, IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION: AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JOHN D. LAYMAN, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$7,360.

CALENDAR ITEM

3.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11485, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, RICHARD MEDNICK, BEN MEDNICK AND CHARLES GOLDSTEIN - S.W.O. 7331.

An offer was received from Richard Mednick, Ben Mednick and Charles Goldstein of Beverly Hills, California, on June 5, 1959, to purchase the S $\frac{1}{2}$ of Section 36, T. 8 N., R. 7 E., S.B.M., as shown on official U. S. plat of survey approved July 23, 1856, containing 320 acres, more or less, in San Bernardino County, for \$6,089.50, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$19.75 per acre, or a total of \$6,320. The applicants deposited the necessary amount to meet this value.

Access to the parcel is by 1.6 miles of good dirt road from U. S. Highway 66; in addition, the parcel can be reached by a gas pipe line maintenance road and by trails. The parcel is located approximately 2.1 miles from Ludlow and 29.6 miles from Amboy. Elevation ranges from 1750 to 1650 feet. The highest and best use of the parcel is considered to be for a seasonal recreational cabin site, with poor quality grazing a secondary use. Vegetation consists mainly of greasewood and saltbrush. There is no known source of water near the parcel.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,320. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE S $\frac{1}{2}$ OF SECTION 36, T. 8 N., R. 7 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED JULY 23, 1856, CONTAINING 320 ACRES, MORE OR LESS, IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED BY THE STATE ON FEBRUARY 14, 1957, TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPE LINES AND NECESSARY APPURTENANCES INCLUDING A PATROL ROAD AND POLE LINE (P.R.C. 1815.2, W.O. 2432) OVER AND ACROSS THE N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SAID SECTION 36, AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, RICHARD MEDNICK, BEN MEDNICK AND CHARLES GOLDSTEIN, AT A CASH PRICE OF \$6,320.

CALENDAR ITEM

4.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11603, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, ROBERT WALLACE SMITH - S.W.O. 7603.

An offer was received from Robert Wallace Smith of Pacific Palisades, California, on March 3, 1960, to purchase Section 36, T. 7 N., R. 14 E., S.B.M., as shown on the official U. S. plat of survey approved August 21, 1856, containing 640 acres, more or less, in San Bernardino County, for \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$12 per acre, or a total of \$7,680. The applicant deposited the necessary amount to meet this value.

Access is by a pole-line maintenance road (use by the public permitted), which does not cross the parcel but passes a short distance north of the northeast corner. A trail runs between the maintenance road and the parcel. There is no known source of water on the parcel itself; wells in the general area are at a depth of 750 feet. The highest and best use of the parcel is considered to be for limited seasonal recreational purposes, with poor quality grazing a secondary use. U. S. Highway 66 is five miles southeast via dirt road; Amboy is an additional 22.6 miles southwest on U. S. Highway 66. The vegetative cover consists principally of saltbrush and greasewood. Elevation of the parcel ranges from 1,650 to 1,850 feet.

The land was advertised for sale with a stipulation that bids must be in excess of \$7,680. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 36, T. 7 N., R. 14 E., S.B.M., AS SHOWN ON THE OFFICIAL U. S. PLAT OF SURVEY APPROVED AUGUST 21, 1856, CONTAINING 640 ACRES, MORE OR LESS, IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, ROBERT WALLACE SMITH, AT A CASH PRICE OF \$7,680.

CALENDAR ITEM

10.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11649, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, WILLIAM J. SWALLOW, JR. - S.W.O. 7771.

An offer was received from William J. Swallow, Jr., of Norwalk, California, to purchase the NW $\frac{1}{4}$, W $\frac{1}{2}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, T. 7 N., R. 23 E., S.B.M., as shown on official U. S. plat of survey approved December 18, 1884, containing 280 acres, more or less, in San Bernardino County, for \$560, or \$2 per acre. This application was filed on November 4, 1960, subject to an application filed on May 2, 1960. Subsequently, the prior application was canceled at the request of the applicant, William J. Swallow thereby became the first applicant.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes its value at an average of \$21.75 per acre, or a total of \$6,090. The applicant deposited the necessary amount to meet this value.

The parcel is located approximately 10 miles southeast of Needles, 1 $\frac{1}{2}$ miles east of U. S. Highway 95, 1 $\frac{1}{4}$ miles southwest of U. S. Highway 66, and 4 miles southwest of Havasu Lake. The parcel can be reached by bulldozed trails along a pipeline right-of-way and by pipeline patrol jeep road. Terrain is rolling, with small dry washes and lies at an elevation of 1000 to 1200 feet. Vegetative cover is sparse, consisting of cactus, sagebrush and greasewood; soil has a heavy gravel content. The nearest water source is the Colorado River. The highest and best use of the land is for recreational purposes.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,090. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE NW $\frac{1}{4}$, W $\frac{1}{2}$ OF NE $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 16, T. 7 N., R. 23 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED DECEMBER 18, 1884, CONTAINING 280 ACRES, MORE OR LESS, IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED BY THE STATE ON FEBRUARY 19, 1957, TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPELINES AND NECESSARY APPURTENANCES, INCLUDING A PATROL ROAD AND POLE LINE (P.R.C. 1814.2), AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, WILLIAM J. SWALLOW, JR., AT A CASH PRICE OF \$6,090.

CALENDAR ITEM

11.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11626, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, PAUL R. WOODS - S.W.O. 7670.

An offer was received from Paul R. Woods of Crestline, California, on May 2, 1960, to purchase the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, T. 7 N., R. 23 E., S.B.M., as shown on official U. S. plat of survey approved December 18, 1884, containing 40 acres, more or less, in San Bernardino County, for \$80, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes its value at \$25 per acre, or a total of \$1,000. The applicant deposited the necessary amount to meet this value.

The parcel is approximately 11 miles southeast of Needles and 2 miles east of U. S. Highway 95. Access from Highway 95 is over an unimproved private pipe-line patrol road. The land is located approximately 5 miles west of Havasu Lake, a principal recreational attraction in this area. The vegetative cover is sparse, consisting of greasewood, cactus and sagebrush. The terrain, lying at an elevation of 1,160 to 1,200 feet, is level to rolling, with a considerable amount of loose surface rock.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 16, T. 7 N., R. 23 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED DECEMBER 18, 1884, CONTAINING 40 ACRES, MORE OR LESS, IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, PAUL R. WOODS, AT A CASH PRICE OF \$1,000.